

SPPL



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SHIVSHAHI PUNARVASAN PRAKALP LTD.

CIN: 70200MH1998SGC116664

No.SPPL/MD/RFP/ACF/164/2016, Date: 09/02/2016

E-TENDER NOTICE

**Request for Proposal
for**

Appointment of Architect Consultant Firms

SPPL, a company of Government of Maharashtra invites Online Request For Proposal from Architect Consultant Firms who are either empanelled with or have been engaged for Real Estate Projects by MCGM/MHADA/ MMRDA/CIDCO/MIDC/MSRDC or by any State Government Department or by its PSUs or by any Municipal Corporation/ Municipal Council in MMR during last 5 Years.

Name of Assignment : Consultancy Services for preparation of detailed Pre Feasibility Reports.

E-Tender will be available on the website <https://www.mahatenders.gov.in> from 12/02/2016 (11.00 hrs.) to 02/03/2016 (17.00 hrs.). Non-Refundable Fee Rs. 1,000/- for Tender Document should be Paid Online through e-tendering Online Payment Gateway.

E-Tender should be submitted in the prescribed format and in accordance with the contents of the Tender Document. General Enquiries, regarding Request for Proposal can also be made on Telephone No. 26599981/26591094.

Scope of Work, Qualification & Selection Criteria, Contract Duration, Schedule of Payment etc. have been described in the Tender Document. Proforma for submission of Financial Proposal has been prescribed as Annexure 'A'.

Document Download Date & Time : 12/02/2016 (11.00hrs.) to 02/03/2016 (17.00 hrs.)

Last Date for submission of E-Tender : 02/03/2016 (17.00 hrs)

Date & Time of Opening of E-Envelope 1 : 04/03/2016 (11.00 hrs)

Date & Time of Opening of E-Envelope 2 : 11/03/2016 (11.00 hrs)

**Sd/-
Managing Director
SPPL**

Date: 09th February, 2016

5th Floor, Grihanirman Bhavan, Bandra (E), Mumbai-400 051.
☎ 26599981/26591094 E-mail: sppl_mumbai@rediffmail.com

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E-TENDER DOCUMENT

Request for Proposal for Appointment of Architect Consultant Firms

1. Background

SPPL invites Online Request for Proposal from Architect Consultant Firms who have been engaged for real estate projects by MCGM/MHADA/MMRDA/CIDCO/MIDC/MSRDC or by any State Government Department or by its PSUs or by any Municipal Corporation/ Municipal Council in MMR during last 5 Years, to undertake preparation of detailed Pre Feasibility Reports to enable,

- a) Transfer of State Government Lands situated within 3 Km. of ULBs of the notified limits of Thane, Kalyan-Dombivali, Ulhasnagar, Bhivandi-Nijampur, Panvel, Uran, Kulgaon-Badlapur, Vasai-Virar and Mira-Bhayander to SPPL which have good potential to be developed for Affordable Housing Projects in MMR or
- b) Implementation of Affordable Housing Projects on lands belong to the above stated Nine ULBs of MMR.

2. Scope of Work

Architect Consultant Firms will have to undertake preparation of detailed Pre Feasibility Report covering the following activities:-

- 2.1 Site Visits: Undertake preliminary identification of lands of State Government within and in specified vicinity of the above stated Nine ULBs or the lands belong to above stated Urban Local Bodies.
- 2.2 Ownership & Title Verification: - Undertake verification of Ownership & Title of lands of State Government & the lands belong to ULBs & obtain certified Property Register Cards/ VF 7-12 and City Survey/ Village Maps.
- 2.3 Joint Inspection:- Joint Inspection for selection of lands of State Government and ULBs lands with officers of SPPL and thereupon carry out Survey & Investigations to gather detailed knowledge about the local Site Conditions.

- 2.4 Site Analysis:- To obtain relevant information regarding location of the lands of State Government and ULBs with respect to existing Suburban Railways Networks, National & State Highways & also planned Transport Corridors & Infrastructure Projects.
- 2.5 Location & Topography: The Topographical Survey must aim at obtaining all essential data, EWNS Boundaries & Description of Adjoining Properties excluding Contour Mapping. However, general high & low levels shall be marked on the plans vis-à-vis existing nearby road to ascertain general topography.
- 2.6 Mapping of Municipal Services:- Undertake mapping of existing Municipal Services i.e. Water Supply, Sewerage Disposal, Storm Water Drainage, Solid Waste Management, Street Lights and also available Social Infrastructure for Health & Education & Community Development.
- 2.7 Study of DP/ RP & DCR:- Undertake in depth study of the applicability of DCRs/ Notifications of UDD, Zones and Reservations in DP/RP of concerned Special Planning Authorities/ ULBs and also examine all other enforceable Urban Planning Standards.
- 2.8 Single Line Sketches:- Undertake preparation of conceptual Single Line Sketches with Options/ Alternatives for Layout Plans for Affordable Housing Projects including a Summary of Location Analysis, Physical Compatibility and Financial Viability about use of identified lands of State Government & ULBs for Affordable Housing Projects. Estimated Project Costs and likely Rate of Returns etc. Further Consent letter / NOC of concerned ULB should be obtain before the stage of preparation of conceptual Single Line Sketches.
- 2.9 Inception Report:- To prepare the Site Evaluation and Analysis Report viz. Inception Report after discussions with concerned officials of SPPL.
- 2.10 Submission of Pre Feasibility Report:- Undertake suitable modification to the Site Evaluation and Analysis Report viz. Inception Report as per observations made by officers of SPPL, if found necessary and thereafter submit detailed Pre Feasibility Report alongwith a brief SWOT Analysis.

3. Qualifications and Selection Criteria

- (a)
- (i) Architect Consultant Firms must be either empanelled with or have been engaged for real estate projects by MCGM/MHADA/ MMRDA/ CIDCO/MIDC/MSRDC or by any State Government Department or by its PSUs or by any Municipal Corporation/ Municipal Council in Mumbai Metropolitan Region during last 5 years (Upload scanned the copy of self attested documents as proof in E-Envelope 1).
 - (ii) Architect Consultant Firms must have experience of preparation of at least one DPR and/or Pre Feasibility Report of Real Estate Project and/or Housing Project consisting of atleast 250 tenements or preparation of layout of an area not less than 1 hecter in MMR (Upload scanned the copy of self attested documents as proof in E-Envelope 1).
 - (iii) Architect Consultant Firm must have average Annual Turnover of Rs.50 Lakh during last 3 Years (Upload scanned copy of self attested documents as proof in E-Envelope 1).
 - (iv) Tender Document fees of Rs. 1000/- (Non-Refundable) should be paid through e-tendering Online Payment Gateway. Upload scanned copy of the Tender Document fees receipt in the E- Envelope 1.
 - (v) Architect Consultant Firm desirous of submitting bids must make an Earnest Money Deposit (EMD) of Rs. 10,000/- common for all Nine ULBs & same should be paid through e-tendering Online Payment Gateway. Upload scanned copy of the Tender EMD receipt in the E-Envelope 1.
- (b) Architect Consultant Firm must quote in the statement in Annexure 'A' a Lump-Sum amount as its Profession Fees for preparation detailed 'Pre Feasibility Reports' for lands belonging to State Government situated within 3 Kms. of the outer notified limits of above Nine ULBs and lands of above stated Nine ULBs of MMR.

- (c) Architect Consultants Firm should submit separate Rate Quotations for each of Nine ULBs in MMR. The Architect Consultant Firm who do not submit Rate Quotations for any of the Nine ULBs of MMR in abovestated Annexure 'A' in the prescribed manner & with required documents before closing this bid, will be treated as disqualified & their bids will be rejected by SPPL.
- (d) Architect Consultant Firms will be selected for each of the Nine ULBs of MMR with criteria of Lowest Quotations.

4. Contract Duration

The contract duration will be Three Months from the Date of Award by SPPL. However, due to unforeseen eventualities it may be extended by maximum of Three Months, if found necessary but without payment of any additional Professional Fees by SPPL.

5. Schedule of Payment

Expected deliverables by the Architect Consultant Firm and the corresponding Schedule of Payment shall be stated below :

Milestones	Total Weeks from Date of Award	Schedule of Payment
Submission of all Inception Reports	6 weeks	20% of Professional Fees
Submission of all Draft Pre Feasibility Report	9 weeks	50% of Professional Fees
Submission of all Final Pre Feasibility Report	12 weeks	30% of Professional Fees

6) Accessing Bidding Document and Participation.

- i) Bidder must procure a Digital Signature as per Information Technology Act- 2000 using which they can digitally sign and encrypt their E-Tenders.
- ii) Bidders are also advised to refer “Bidders Manual Kit” available at <https://mahatenders.gov.in> for further details about the e-tendering process.

- iii) E-Tender document can be viewed/downloaded from the e-tendering portal of www.mahatenders.gov.in by interested bidder from 12/02/2016 (11.00 hrs) to 02/03/2016 (upto 17.00 hrs . Bidders may contact on Toll Free Telephonic Help Desk Number 1800-3070-2232 or +91-7878107985, +91-7878107986, +91-7878007972, +91-7878007973 and +91-022-26591087.
- iv) E-Tender document & Financial Proposal Annexure ‘A’ can be downloaded for the reference purpose from the website of SPPL : www.sppl.biz during the period mentioned in the Tender Notice.

7. Submission of Proposal

Architect Consultant Firm must submit their proposal as per the Two (2) E- Envelope System on the website <https://www.mahatenders.gov.in> between 12/02/2016 (11.00 hrs.) to 02/03/2016 (17.00 hrs.) as mentioned below:

E-Envelope 1	Qualification Proposal as per contents of Para 3(a) – i to v of the Tender Document which has to be prepared and scanned in different files in PDF or JPEG format and uploaded during the online submission of Bid-. All pages containing E-Envelope 1 shall be numbered and also have index as given in Appendix I.
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E-Envelope 1 will be opened on 04/03/2016 at 11.00 hrs. in presence of the Bidders or their Authorized Representatives. The contents of the Qualification Proposal will be scrutinized for deciding the eligibility and the Financial Proposal/ Rate Quotations (E-Envelope-2) of only those bidders who are found eligible after scrutiny Qualifications Proposal shall be then opened.

E-Envelope 2	Financial Proposal / Rate Quotations as per contents of Para 3 (b), 3 (c) & 3 (d) of the Tender Document & it must be submitted separately in Format given in Annexure ‘A’ , duly signed by Authorized signatory of bidder and scanned in PDF or JPEG format and uploaded during the online submission of Bid.
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E-Envelope 2 will be opened on 11/03/2016 at 11.00 hrs. in presence of the eligible Bidders or their Authorized Representatives.

EMD of unsuccessful Bidders will be refunded through Online Payment Gateway, after finalization of the successful bidder without any interest charges being paid by SPPL.

EMD will be adjusted at the time of making final payment to the successful bidder. However, if the selected Architect Consultant Firm fails to fulfill or comply with the conditions as stated in the Tender Document, the EMD amount will be forfeited by SPPL.

EMD will not be entitled for any interest whatsoever & no claims in this regard will be entertained by SPPL.

8. Right of SPPL:

- 8.1 MD, SPPL reserves all rights to accept or reject any or all the submitted RFPs at any time of the process of selection without any obligation and assigning any reasons thereof to any Architect Consultant Firm.
- 8.2 MD, SPPL reserves the right to reject any submitted RFP, if Material Misrepresentation is Made or Supplementary Information sought is not provided forthwith by any Architect Consultant Firm.
- 8.3 MD, SPPL reserves right to forfeit EMD amount of Rs. 10,000/-, in case, the successful bidder fails to enter into an agreement within 7 days of receipt of acceptance letter from SPPL.
- 8.4 MD, SPPL reserves the right to consider the next best offer in the eventuality of disqualification or withdrawal of the selected Architect Consultant Firm or take any such measures as may be necessary for appointment of any Architect Consultant Firm.

APPENDIX I: E-ENVELOPE 1- INDEX

Sr. No.	Details	Page No.
1	E-Envelope 1- Index	1
2	Scanned copy of supporting document regarding Empanelment of Architect Consultant Firm as mentioned 3 (a) (i) of the Tender Document.	2
3	Scanned copy of supporting document regarding experience of preparation of at least one DPR and /or Pre Feasibility Report of Real Estate Project etc. by the Architect Consultant Firm as mentioned 3 (a) (ii) of the Tender Document.	
4	Scanned copy of Document regarding average Annual Turnover of Rs. 50 Lakh during last 3 years as mentioned 3 (a) (iii) of the Tender Document.	
5	Scanned copy of Tender Document fees receipt of Rs. 1000/- (Non-Refundable)	
6	Scanned copy of Tender EMD receipt of Rs. 10,000/-	

ANNEXURE A

Financial Proposal

(On Applicant's Letter Head)

To,
Managing Director,
SPPL,
5th Floor, Grihanirman Bhavan,
Bandra (East),
Mumbai- 400 051

Subject: Appointment of Architect Consultant Firms for preparation of detailed Pre Feasibility Reports for Transfer of Lands belong to the State Government lands to SPPL for Affordable Housing Projects in MMR or Implementation for Affordable Housing Projects on lands belong to Nine ULBs of MMR.

Dear Sir,

I, Shri./ Smt. _____ (Name of the Signatory) having been duly authorized to represent and act on behalf of

_____ (Name & Registered Address of Architect Consultant Firm) and having fully understood the requirements of scope of work stated in Sr.No. 2.1 to 2.10 of the Tender Document for submission of Request for Proposal, hereby apply for the assignment of providing Consultancy Services for Preparation of Detailed Pre Feasibility Reports to enable, (a) Transfer of State Government lands to SPPL for Affordable Housing Projects in MMR or (b) Implementation of Affordable Housing Projects on lands of Nine ULBs of MMR & accordingly submitted our Financial Proposal/ Rate Quotations as follows:-

Sr. No.	Area (Location)	Size of Land	Quoted Rates		Unit
			In Figures (INR)	In Words (INR)	
1.	Thane	1 Acres to 5 Acres			Each Pre Feasibility Report
2.	Kalyan-Dombivali	1 Acres to 5 Acres			
3.	Ulhasnagar	1 Acres to 5 Acres			

4.	Bhivandi-Nijampur	1 Acres to 5 Acres			Each Pre Feasibility Report
5.	Panvel	1 Acres to 5 Acres			
6.	Uran	1 Acres to 5 Acres			
7.	Kulgaon-Badlapur	1 Acres to 5 Acres			
8.	Vasai-Virar	1 Acres to 5 Acres			
9.	Mira-Bhayander	1 Acres to 5 Acres			

The Financial Proposal/ Rate Quotations are inclusive of all Taxes/Incidentals/ Overheads/ Traveling Expenses/ Accommodation/ Printing & Binding Charges & all Sundry Expenditure & no Additional Professional Fees will be chargeable to SPPL upon acceptance of our offer & thereupon on completion of the assignment of providing Consultancy Services for preparation of Pre Feasibility Report to enable Transfer of State Government lands to SPPL for Affordable Housing Projects in MMR or for Implementation of Affordable Housing Projects on Lands belong to Urban Local Bodies in MMR.

If my/our offer is accepted by the SPPL, and if I/We/Our Firm fail to fulfill or comply with the conditions as stated in the Tender Document, our EMD amount will be forfeited by SPPL.

I/We hereby declare that I/We have read and understand the terms and conditions as stated in the Tender Document and abide by the decision of the SPPL.

Yours faithfully,

(Signature, Name and Designation of the Authorised Signatory)

Date :

Place :